

## RESIDENT IMPACT STATEMENT

Hill City Apartments, a Minnesota General Partnership, the owners of Hill City Apartments, anticipates that on or after November 1, 2003, it will terminate participation in the following federally assisted housing programs for the following number of units which apply to the project:

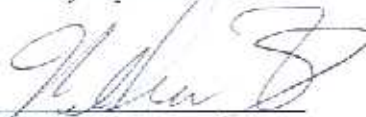
Rural Development Section 515      16 units

Minnesota law requires owner to submit to the residents of the project, the City of Hill City, and the Minnesota Housing Finance Agency, and (if the property is located in the metropolitan area as defined in section 473.121, subdivision 2, the metropolitan council) a statement of the impact of such termination on the residents of the project. This document performs that purpose.

- 1) 16 units within the project will no longer be subject to rent restriction imposed by the federal program(s) which applies (apply) to the project effective as of the date of termination of the program which will be no earlier than twelve months after the date of this Impact Statement.
- 2) Owner estimates that the rents to be charged after termination will be: (1) bedroom: \$350 as compared to current rents charged under the federal program of \$320 and (2) bedroom: \$400.00 as compared to current rents charged under the federal program of \$350 and (3) bedroom: \$ n/a as compared to current rents charged under the federal program of \$n/a.
- 3) Owner proposes to assist qualified tenants who may experience an increase in rent upon termination to obtain a Section 8 voucher from the United States Department of Housing and Urban Development or the Housing and Redevelopment Authority to avoid displacement.

Dated: October 23, 2002  
amended 12/15/02

Hill City Apartments



By William E. Ford, Esq.  
Its Attorney